

938334  
FILED IN MY OFFICE  
ROBERT D. GREEN  
COUNTY CLERK BEXAR CO.

1985 APR 15 AM 10 30

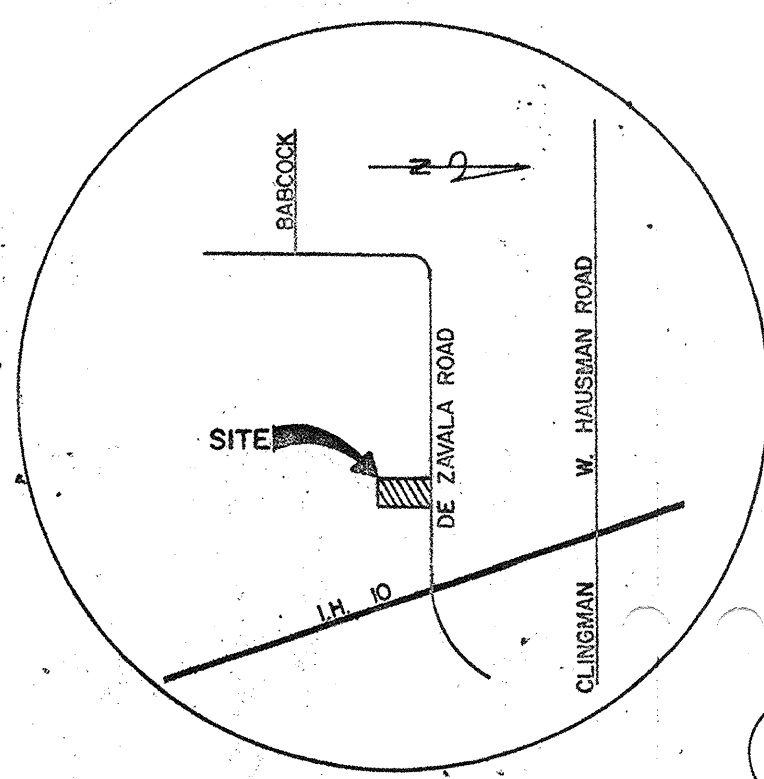
9509/33

04/15/85

170299

\$25.00 Y 1

150

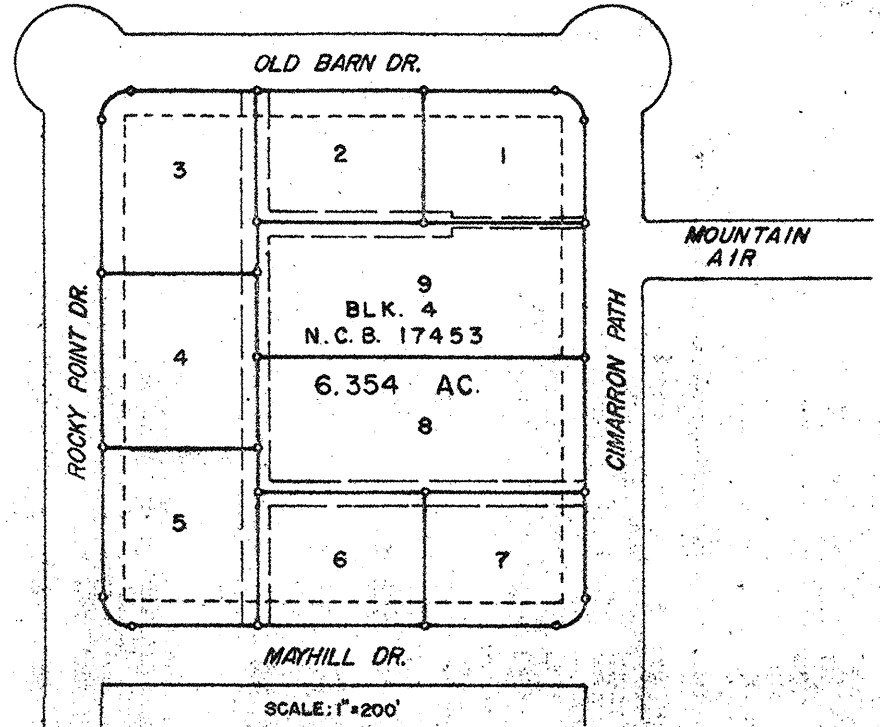


LOCATION MAP



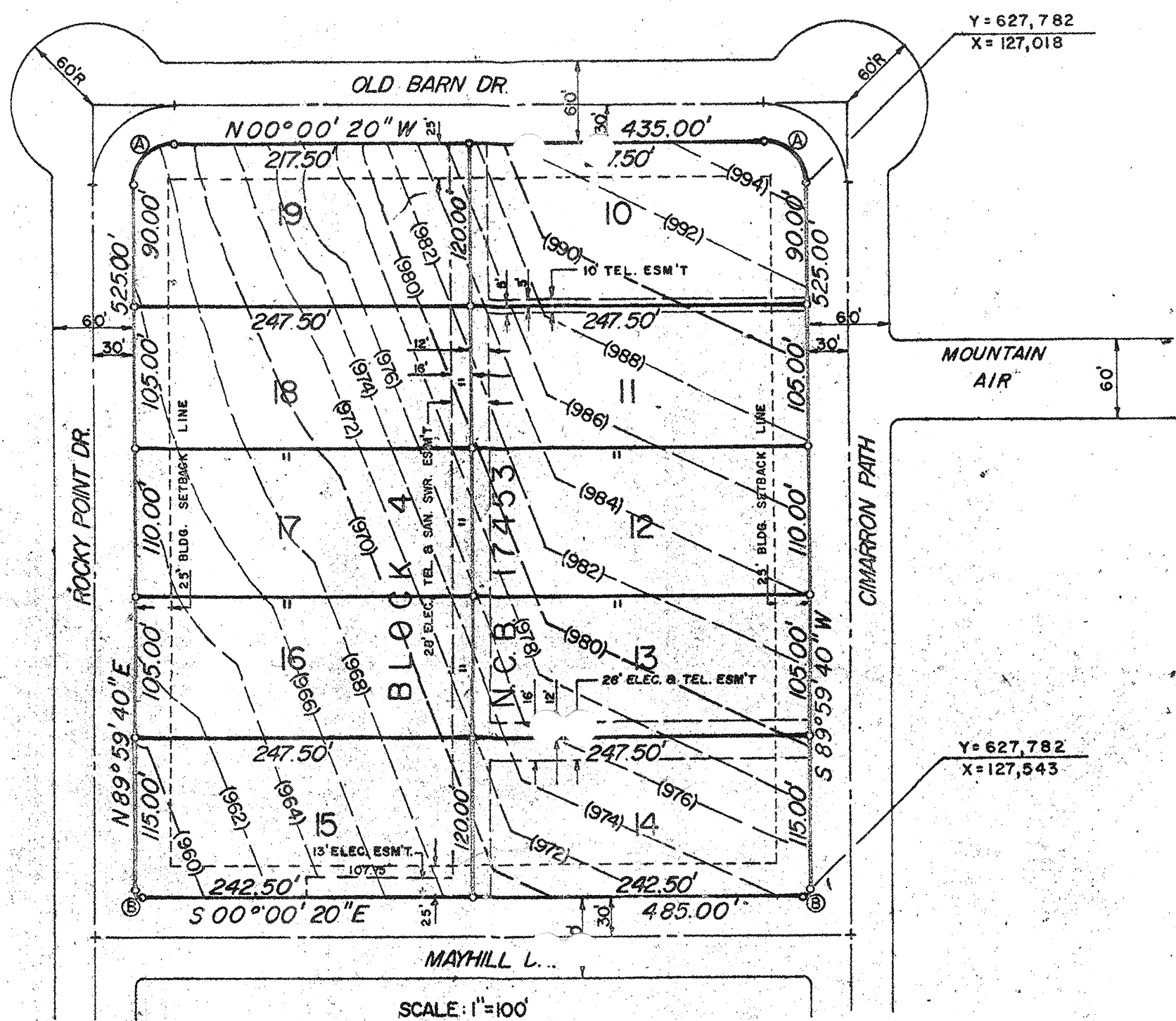
**Geogram Corporation**  
Land Surveyors - Engineers  
4803 N.W. LOOP #10, SUITE M5, SAN ANTONIO, TEXAS 78229

FEBRUARY, 1985



AREA BEING VACATED  
THROUGH  
VACATING DECLARATION  
(A PORTION OF DE ZAVALA BUSINESS PARK SUBDIVISION)  
BEING LOTS 1-9, BLK. 4, N.C.B. 17453, DE ZAVALA BUSINESS PARK  
SUBDIVISION, AS RECORDED IN VOLUME 9508 PAGES 108 TO 110  
OF DEEDS & PLAT RECORDS FOR BEXAR COUNTY, TEXAS.

CURVE DATA				
CURVE	Δ	R	L	T
A	90°00'00"	30.00'	47.12'	30.00'
B	90°00'00"	5.00'	7.85'	5.00'



RESUBDIVISION PLAT OF  
**DE ZAVALA BUSINESS PARK SUBDIVISION**  
BEING 6.354 ACRES LOTS 10-19, BLK. 4, N.C.B. 17453, FORMERLY BEING LOTS  
1-9, BLK. 4, N.C.B. 17453, DE ZAVALA BUSINESS PARK SUBDIVISION, SAN ANTONIO  
BEXAR COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF BEXAR  
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS  
PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF  
MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION  
ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE  
PLANNING COMMISSION OF THE CITY.

*Jack Van Horn*  
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 20<sup>th</sup> DAY OF February  
A.D. 1985

*James B. Hughes*  
NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR  
THE OWNER OF THE LAND SHOWN ON THIS PLAT  
IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATES TO THE USE  
OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASE-  
MENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION  
THEREIN EXPRESSED.

*ZAVALA LAND LTD.*  
OWNER

STATE OF TEXAS  
COUNTY OF BEXAR  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
*T. Michael Daggett*, KNOWN TO ME TO BE THE PERSON  
WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO  
ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN  
EXPRESSED AND IN THE CAPACITY THEREIN STATED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20<sup>th</sup> DAY OF February  
A.D. 1985

*Michelle J. Francis*  
NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

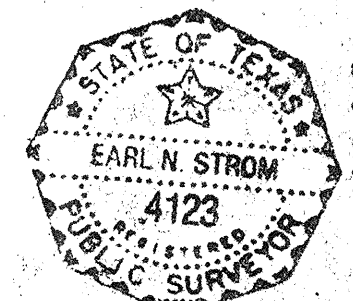
NOTE:  
THE AREA BEING RESUBDIVIDED IN THIS PLAT HAS BEEN  
PREVIOUSLY PLATTED ON A PLAT KNOWN AS (DE ZAVALA  
BUSINESS PARK SUBDIVISION) WHICH IS RECORDED IN VOL.  
9508 PAGES 108 TO 110 BEXAR COUNTY PLAT AND DEED  
RECORDS, AND WAS VACATED THROUGH A VACATING  
DECLARATION BEING RECORDED ON THE SAME DATE AS  
THIS RESUBDIVISION PLAT.

The City of San Antonio as a part of its electric and gas system (City Public Service  
Board) is hereby dedicating the easements and rights-of-way for electric and gas dis-  
tribution and service facilities in the areas designated on this plat as "Electric  
Easement", "Gas Easement", "Anchor Easement", "Service Easement", "Overhead Easement",  
"Utility Easement", and "Transformer Easement" for the purpose of installing,  
constructing, reconstructing, maintaining, removing, inspecting, patrolling, and  
erecting poles, hanging or burying wires, cables, conduits, pipelines or trans-  
formers, each with its necessary appurtenances; together with the right of ingress  
and egress over grantor's adjacent land, the right to relocate said facilities  
within said easement and right-of-way areas, and the right to remove from said lands  
all trees or parts thereof, or other obstructions which endanger or may interfere  
with the efficiency of said lines or appurtenances thereto. It is agreed and under-  
stood that no buildings, concrete slabs, or walls will be placed within said easement  
areas.

Any CPS monetary loss resulting from modifications required of CPS equipment, located  
within said easement, due to grade changes or ground elevation alterations shall be  
charged to the person or persons deemed responsible for said grade changes or ground  
elevation alteration.

THIS PLAT OF DE ZAVALA BUSINESS PARK SUBDIVISION HAS BEEN  
SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN  
ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.  
DATED THIS 20 DAY OF February A.D. 1985

BY: *James B. Hughes* CHAIRMAN  
BY: *Michelle J. Francis* SECRETARY



STATE OF TEXAS  
COUNTY OF BEXAR  
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM  
AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

*Earl N. Strom*  
REGISTERED PUBLIC SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 20<sup>th</sup> DAY OF February  
A.D. 1985

*Michelle J. Francis*  
NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR  
I, *Robert D. Green* COUNTY CLERK OF SAID COUNTY, DO HEREBY  
CERTIFY THAT THE PLAT WAS FILED FOR RECORD IN MY OFFICE  
ON THE 12 DAY OF April  
A.D. 1985 AT 11:30 A.M. AND DULY RECORDED THE 17 DAY OF April  
A.D. 1985 AT 2:42 P.M. IN THE RECORDS OF BEXAR COUNTY  
OF SAID COUNTY, IN BOOK VOLUME 9509 ON PAGE 33

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 17  
DAY OF April A.D. 1985  
COUNTY CLERK BEXAR COUNTY, TEXAS  
BY: *Georgia Green*

VOL 9509

filed



City of San Antonio  
New  
**Vested Rights Permit**  
**APPLICATION**

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING  
02 JAN - 2 PM 2:40

Permit File: # VRP 02-01-056  
Assigned by city staff

Date: 12-19-01

1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete subject of application and attach 2 sets of all applicable documents ( i.e. this application, Master Development Plan (Formaly POADP), P.U.D. plan, plat application, approved plat, building permit ).

**Note: All Applications must have a Site Map showing the Area Boundary (Attached).**

1. Owner/ Agent Earl and Brown on behalf of DeZavala Business Associates
2. Address: 111 Soledad, Suite 1111, San Antonio, Texas
3. Zip: 78205 Telephone # (210)222-1500
4. Site location or address NCB 17453 BLK 4 LOTS 14 - 19
5. Council District eight ETJ no Over Edward's Aquifer Recharge ( ) yes ( ☒ ) no

• **MASTER DEVELOPMENT PLAN (MDP)** (Formaly POADP)\*

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: \_\_\_\_\_ # \_\_\_\_\_

Date accepted: \_\_\_\_\_ Expiration Date: \_\_\_\_\_ MDP Size: \_\_\_\_\_ acres

• **P.U.D. PLAN**

Name: \_\_\_\_\_ # \_\_\_\_\_

Date accepted: \_\_\_\_\_

• **Plat Application**

Plat Name: \_\_\_\_\_ Plat # \_\_\_\_\_ Acreage: \_\_\_\_\_

Date submitted: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

(Note: Plat must be approved within 18 months of application submittal date).

August 17, 2001

- **Approved Plat**

Plat Name: Resub plat DeZavala Business Park Plat #            Acreage: 6.334 Approved:           

Date: 01-10-85 Plat recording Date: 4/17/85 Expiration Date: NA Vol./Pg. 9509/33

*(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).*

- Others

Type of Permit: \_\_\_\_\_ Date issued: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

**Acreage:** \_\_\_\_\_

***(Note: Two maps of the area must be provided)***

**NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.**

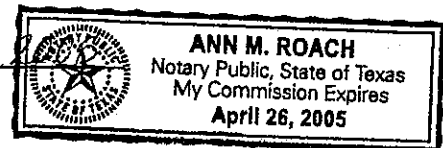
I hereby certify that all information this Application and the attached documents are true and correct and that it is my belief the property owner is entitled to Vested Rights on the listed location.

Print name: Habib Erkan Jr. Signature: [Signature] Date: 12/19/01

Sworn to and subscribed before me by on this 19 day of December 2001, to certify which witness by hand and seal of office.

Notary Public, State of Texas, My Commission expires: April 26

Ann M Roach



City of San Antonio use



**Approved**



## Disapproved

Review By:

Assistant City Attorney

Date:

1-3-02

August 17, 2001

02-01-056

January 2, 2002

Mr. Mike Herrera  
Planning Department  
City of San Antonio  
114 W. Commerce, 3<sup>rd</sup> Floor  
San Antonio, TX 78205

Via Hand-Delivery

Mr. Steve Arronge  
Deputy City Attorney  
City of San Antonio  
100 S. Flores, 3<sup>rd</sup> Floor  
San Antonio, TX 78205

Via Hand-Delivery

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING  
02 JAN -2 PM 2:40

Re: NCB 17453, BLK 4, Lots 14-19

Dear Messrs. Herrera & Arronge:

We are requesting a Vested Rights determination on the above referenced property on behalf of our client, DeZavala Business Associates. Please find enclosed herewith a completed Vested Rights Permit Application and check for \$160.00.

The permit for which we assert that our client is entitled to a favorable Vested Rights determination is the recorded plat of the property. Specifically, the plat is entitled "Re-subdivision Plat of DeZavala Business Park", which was approved by the Planning Commission on January 10, 1985, and recorded in the Bexar County Deed Records on April 17, 1985. A copy of the aforementioned plat is attached herewith.

Based on this information, it is my opinion that the subject property is entitled to "Vested Rights" pursuant to Texas Local Government Code Chapter 245 and applicable provisions of the City of San Antonio's revised Unified Development Code. I am confident that after you have had an opportunity to review this letter and the supporting materials you will concur.

Please do not hesitate to contact the undersigned should you have any questions regarding this matter.

Sincerely,  
**EARL & BROWN, P.C.**

By: \_\_\_\_\_

David L. Earl

Enclosures

cc: Melbourne O'Banion

f:4177.001/herrera arronge vested right ltr NCB17453.doc



**EARL & BROWN P.C.  
A PROFESSIONAL CORPORATION**

111 SOLEDAD, SUITE 1111 210-222-1500  
SAN ANTONIO, TX 78205

DATE 1/2/02

32-61 27053  
1110

PAY  
TO THE  
ORDER OF

City of San Antonio

\$ 160.00

One hundred sixty dollars + 00/100

DOLLARS

JAN - 2 PM 2:14

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING

Security Features  
Included  
Details on Back

<u>United Rights Permit App</u>				
<u>De Zavala Business Assoc</u>	<u>NCB17453</u>			

THIS CHECK IS DELIVERED FOR PAYMENT ON THE ACCOUNTS LISTED

M. S. D.

⑈001710⑈ ⑆1110000614⑆ ⑈1566699680⑈

**BANK ONE.**  
Bank One, NA  
Dallas, Texas 75201  
www.bankone.com